

Doc # 5240
ADOPTED 10/26/89

RE: RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION
TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Modification and Termination" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 808 of said Plan authorizes the Boston Redevelopment Authority under certain circumstances to acquire parcels which fail to conform to the standards and objectives of said Plan pursuant to Section 403 of the Plan; and

WHEREAS, Section 404 authorizes the Boston Redevelopment Authority to acquire and sell or lease for development, renewal, or rehabilitation parcels acquired under Section 403 and directs the Boston Redevelopment Authority to establish controls relating to land use and building requirements as are consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan; and

WHEREAS, by deed dated July 17, 1985, the Boston Redevelopment Authority acquired Parcel SE-116 from the City of Boston; and

WHEREAS, on September 28, 1989, the Boston Redevelopment Authority granted final designation to Inquilinos Boricuas en Accion, Inc. as Redeveloper for Parcel SE-116; and

WHEREAS, the Boston Redevelopment Authority determined that the Redeveloper's proposed redevelopment of the parcel SE-116 would not result in significant damage to or impairment of the environment and was consistent with the purposes of said Plan; and

WHEREAS, it is the opinion of the Boston Redevelopment Authority that a minor modification of the Plan with respect to Parcel SE-116 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor modification and may be adopted within the discretion of the Boston Redevelopment Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the Boston Redevelopment Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor modification and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Sections 1201 and 404 thereof, the South/End Urban Renewal Plan, Mass. R-56 be, and hereby is, amended as follows:

1. That Chapter VI, "Land Use, Buildings" Section 602, Table A "Land Use and Building Requirements" is hereby modified by adding Parcel SE-116 to Table A and by specifying that the permitted Land Use for the Parcel shall be subject to zoning regulations; and

2. Section 602, "Table A: Land Use and Building Requirements" is hereby modified as shown on Exhibit A attached; and

3. That Map 2: "Proposed Land Use" is hereby modified by changing the permitted Land Use on Parcel SE-116 from institutional to residential, commercial and underground parking; and

4. That the proposed modifications are found to be minor modifications which do not, substantially or materially, alter the Plan; and

5. That all other provisions of the Plan not inconsistent herewith are continued in full force and effect; and

6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment; and

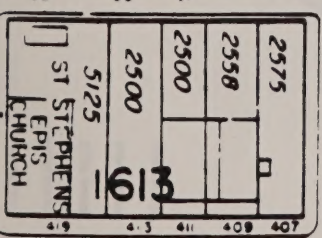
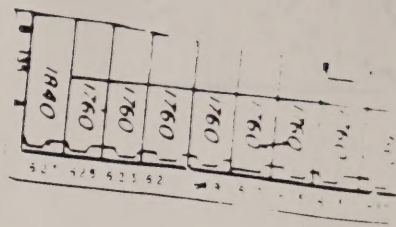
7. That the Director, be and hereby is, authorized to proclaim by certificate these modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 dated August, 1974.

EXHIBIT A

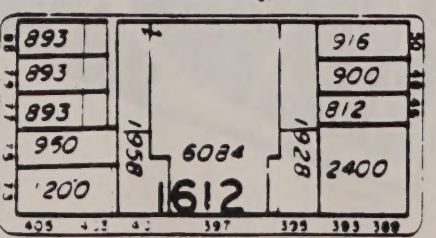
TABLE A: LAND USE AND BUILDING REQUIREMENTS

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (In Ft.)	Height (In Ft.)	Max. Net Density	Min. Parking Ratio	Planning & Design Requirement
SE-116	Z	Z	NA Z	AA	NA	B*

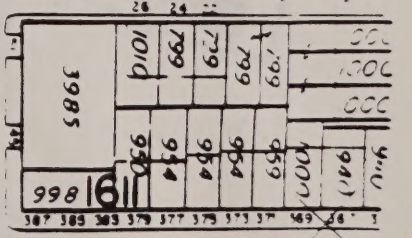
Abbreviations: NA = Not applicable
 Z = Subject to Zoning Regulations
 AA= Subject to Authority Approval
 B = Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval.
 * = Subject to approval under SENHI development guidelines



West



640 Tremont Street



STREET

SOUTH END BR

PROJECT FACT SHEET

1. PARCEL OR PROJECT NAME:

640 Tremont Street, Parcel SE-116

2. PROJECT MANAGER /TEAM:

Maria Faria
Thomas O'Malley
Ralph Cahill

3. DEVELOPER/ADDRESS:

Inquilinos Boricas En Accion (IBA)
405 Shawmut Avenue
Boston, MA 02118

4. SITE LOCATION:

640 Tremont Street is located on the Southeast corner of Tremont Street and West Brookline Street.

5. PARCEL DESCRIPTION:

Parcel SE-116 consists of about 12,960 square feet of land. The site formerly housed the Shawmut Congregational Church (circa 1864). Only the tower and the first floor walls remain after a December, 1978 fire. The area of the footprint of the former church is approximately 9450 square feet. This will also be the footprint of the new structure to be built on the site.

6. ACTION REQUESTED:

This memorandum requests that the BRA adopt a minor modification to the South End Urban Renewal Plan with respect to Parcel SE-116 and that the BRA authorize the Director to proclaim by Certificate this minor modification.

Pursuant to Sections 1201 and 404 thereof, the South/End Urban Renewal Plan, Mass. R-56 be, and hereby is, amended as follows:

1. That Chapter VI, "Land Use, Building Requirements and Other Controls" Section 602, Table A "Land Use and Building Requirements" is hereby modified by adding Parcel SE-116 to Table A and by specifying that the Permitted Land Use for the Parcel shall be subject to zoning regulations;

2. Section 602, "Table A: Land Use and Building Requirements" is hereby modified as shown on Exhibit A attached; and

3. That Map 2: "Proposed Land Use" is hereby modified by changing the Permitted Land Use on Parcel SE-116 from institutional to residential/commercial.

7. PREVIOUS BOARD ACTIONS:

- A. On October 8, 1987, the Board granted tentative designation to IBA as redeveloper of Parcel SE-116.
- B. On December 3, 1987, Board authorized the Director to enter into a loan contract for up to \$60,000 to defray the cost of clean up and debris removal from Parcel SE-116.
- C. On May 26, 1988, the Board authorized the Director to grant a first mortgage lien on Parcel SE-116 as collateral security for IBA's preconstruction lenders.
- D. On August 18, 1988, the Housing Creation proposal for 640 Tremont Street was approved for a linkage commitment at a present value amount of \$500,000. Federal Development, Inc., the developer of 150 Federal Street, is obligated to make 12 annual Housing payments in amounts of \$182,083 each.
- E. On March 23, 1989, the Board authorized the Director to convert the \$60,000 loan which was approved at the December 3, 1987 Board meeting to a recoverable grant which was advanced to IBA for site clearance.
- F. On April 17, 1989, the Board recommended approval to the Zoning Board of Appeals regrading zoning referral #Z-12864 for 7 variances and 3 forbidden use permits necessary to develop 640 Tremont Street.
- G. On July 27, 1989, the BRA voted to provide a grant of \$262,000 to IBA from the Urgent Needs funding for the soft costs associated with the development of 640 Tremont Street.
- H. On September 24, 1989, IBA received final designation as redeveloper of Parcel SE-116.

8. DEVELOPMENT PROGRAM:

Inquilinos Boricuas en Accion, Inc. intends to redevelop a partially demolished brick structure on Parcel SE-116 into approximately 27 residential condominium units and approximately 3,650 square feet of commercial space, with approximately 21 off-street parking spaces.

9. TOTAL DEVELOPMENT COSTS:

The total development cost has been estimated at \$4,326,578.

10. ZONING:

Zoning Board of Appeals approved IBA's variances and permits, with provisos, on May 30, 1989.

11. DESIGN:

Working Drawings and Specifications have been approved.

12. FAIR HOUSING PLAN:

IBA will meet with Joan Smith in April to prepare the necessary documents needed for the Fair Housing and Marketing Plan.

13. COMMUNITY REVIEW:

Community meetings were held on August 20, 1987, January 14, 1988 and August 8, 1988 and in December, 1988, to review the architectural design of the building. The concerns have been addressed by IBA.

14. NOTIFICATION OF MONS:

The Mayor's Office of Neighborhood Services has been notified concerning this Board Memorandum.

15. TRANSPORTATION ACCESS PLAN:

A plan is not required for this project.

16. CENTRAL REGISTER NOTICE:

Notice appeared in the Central Registry, on June 30, 1987.

17. BRA APPRAISAL:

Acquisition price is \$19,500.

18. ENVIRONMENTAL CLEARANCE:

N/A

MF2.007

MEMORANDUM

OCTOBER 26, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ACTING ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL
PLAN/PARCEL SE-116

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY (BRA) ADOPT A MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL PLAN WITH RESPECT TO PARCEL SE-116, AND THAT THE BRA AUTHORIZE THE DIRECTOR TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

Parcel SE-116, consisting of approximately 12,960 square feet of land, is located at 640 Tremont Street in the South End Urban Renewal Area, Project No. Mass. No. R-56. This parcel contains the former Shawmut Congregational Church which now consists of only a tower and first floor wall building due to a 1978 fire. Parcel SE-116 was acquired by the Boston Redevelopment Authority (BRA) from the City of Boston in 1985. Parcel SE-116 is included in the South End Neighborhood Housing Initiative (SENHI) program.

On September 28, 1989, the BRA granted final designation to Inquilinos Boricuas en Accion, Inc. (IBA) as Redeveloper of Parcel SE-116. IBA's proposal for Parcel SE-116 calls for the renovation of 640 Tremont Street into 27 residential condominium units, 3650 square feet of commercial space, and 21 parking spaces. The sales plan calls for nine units for low-income families, nine units for moderate-income families and nine units will be sold at market prices.

IBA has received approval from the Zoning Board of Appeals and the South End Landmark District Commission. The Final Working Drawings and Specifications have been approved by the BRA's Design Department.

Map 2, "Proposed Land Use," South End Urban Renewal Plan designates Parcel SE-116 for institutional principal use.

Section 404 of the Plan directs the BRA to establish controls relating to land use and building requirements for properties acquired pursuant to Section 403 of the Plan as are consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan. The purpose of the proposed modification to the Plan is to conform Map 2 to the proposed development of Parcel SE-116 and to comply with the provisions of Section 404.

In the opinion of the General Counsel, the proposed modifications are minor and do not, substantially or materially, alter or change the Plan.

It is, therefore, recommended that:

1. The changes in Table A are for the purpose of establishing controls relating to land use and building requirements in accordance with Section 404 of the Plan. Parcel SE-116 is added to Table A and uses consistent with the Boston Zoning Code are established. Other dimensional requirements such as Maximum Net Density and Planning Design Requirements are made subject to the approval of the BRA and compliance with SENHI development guidelines; and

2. Map 2 is modified to reflect that Parcel SE-116 will be used for residential, commercial, and underground parking, instead of institutional uses.

It is also recommended that the BRA adopt the attached resolution modifying the Urban Renewal Plan and authorizing the Director to proclaim the modification.

An appropriate Resolution is attached.